

Grantee: Lake County, FL

Grant: B-08-UN-12-0008

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:
B-08-UN-12-0008

Obligation Date:

Grantee Name:
Lake County, FL

Award Date:

Grant Amount:
\$3,136,967.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Submitted - Await for Review

QPR Contact:
No QPR Contact Found

Disasters:

Declaration Number
NSP

Plan Description:

As of October 31 the number of foreclosed properties in Lake County is in excess of 3,100. The majority of these foreclosed properties are located within the city limits of both Lake Countys CDBG entitlement partner communities and non-partner small Cities through-out the County. Very few areas which could be considered the greatest need areas are actually in the Countys non-incorporated land area. Therefore, Lake County has determined that our service area and the target areas have been selected based on areas of greatest need and not restricted by geographic local government boundaries. Those communities which are currently Lake County CDBG Entitlement partners include Astatula, Lady Lake, Montverde, and Tavares. For those communities which are not currently entitlement partners with Lake County, a Memorandum of Understanding (MOU) will be established to grant authority to operate the NSP within their jurisdictional boundaries. Specifically the service areas will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159).

Recovery Needs:

In Lake County we carefully selected our target areas and therefore where NSP funding will be distributed in accordance the Housing and Economic Recovery Act (HERA) need factors identifying the areas of greatest need by determining the greatest percentage of homes in foreclosure, areas with the highest percentage of homes financed by a subprime mortgage and areas where there is likely to face a significant rise in the rate of home foreclosures. Those areas specifically will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159).

Our primary source of data was provided by HUD from their Foreclosure and Abandonment Risk Score Analysis published on HUDs website. Also, information was gathered from local provider groups including the Lake-Sumter, FL Habitat for Humanity; national data resources such as RealtyTrac.com and MortgageBankers.com; and information available from the Lake County Department of Community Services.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,136,967.00
Total CDBG Program Funds Budgeted	N/A	\$3,136,967.00
Program Funds Drawdown	\$873,613.00	\$1,267,686.94
Obligated CDBG DR Funds	\$852,465.50	\$1,378,310.69
Expended CDBG DR Funds	\$237,454.42	\$631,528.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	11.111%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$470,545.05	\$0.00
Limit on Admin/Planning	\$313,696.70	\$87,006.54
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Significant progress towards our NSP goals was made during this quarter. An additional 8 properties were purchased. Most of those properties are still in the rehab phase. This means we have purchased 43% of the 28 properties that is the goal in our plan. We have also obligated approximately 50% of our NSP funds. Thus, we are well on our way to purchasing the number of properties stated in our plan and having all of our funds obligated by our September 3, 2010 deadline. To help insure that we meet our goals, an amendment was approved by the Board of County Commissioners which stated our intent to add census tracts to our current Areas of Greatest Need and to add Eligible Use E: Redevelop Demolished or Vacant Properties to our plan. These additions will give our partners optional areas to look for properties and the option to purchase properties that need to be demolished and redeveloped.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$46,272.04	\$309,467.00	\$133,278.58
2, Purchase and Rehab	\$827,340.96	\$2,815,000.00	\$1,134,408.36
3, Demolition	\$0.00	\$12,500.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 01-01
Activity Title: County Admin-2082350

Activity Category:

Administration

Project Number:

1

Projected Start Date:

04/15/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Responsible Organization:

Lake County Board of County Commissioners

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$119,467.00
Total CDBG Program Funds Budgeted	N/A	\$119,467.00
Program Funds Drawdown	\$25,124.54	\$53,902.33
Obligated CDBG DR Funds	\$25,124.54	\$53,902.33
Expended CDBG DR Funds	\$0.00	\$28,777.79
Lake County Board of County Commissioners	\$0.00	\$28,777.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

Location Description:

The administration of the NSP funding will take place mainly at the office in Tavares, Florida. however, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

Activity Progress Narrative:

County staff continues to manage the overall program. The management and administration of the program continues to flow smoothly. Financial management of the program is firmly in place and we continually review expenses to ensure the goal of obligating all funds by September 3, 2010 is accomplished. In late January, a technical assistance visit by a HUD representative was accomplished. The advisor made some suggestions which the County is in the process of implementing. On March 24, the County held a meeting with all Partners to bring everyone up to date on recent changes and to recap our progress. With assistance from Guardian, an amendment was written, approved by the County Commission on March 16 and submitted to HUD.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 01-02
Activity Title: Management Consultant-830340

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

07/31/2013

National Objective:

N/A

Responsible Organization:

Guardian/Langton Associates

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$21,147.50	\$69,376.25
Obligated CDBG DR Funds	\$0.00	\$180,000.00
Expended CDBG DR Funds	\$0.00	\$48,228.75
Guardian/Langton Associates	\$0.00	\$48,228.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

Location Description:

The Guardian/Langton offices are located in Mascotte and Jacksonville, Florida. Their administrative duties will take place mainly at those offices and the Lake County Community Services Office in Tavares, Florida. However, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

Activity Progress Narrative:

Guardian continues to work closely with County staff in the implementation of the program. The Guardian Team crafted the amendment on behalf of the County to expand the Areas of Greatest Need. With regard to ongoing project implementation, Guardian team members screen all properties initially via desktop for basic NSP eligibility, then perform regular site visits to all properties to ensure NSP compliance, and perform final inspections on all properties prior to approval for closing. Additionally, Guardian maintains a duplicate file system so that they can answer questions from the County's partners in real-time. Guardian provides regular NSP technical support on program guidelines to both County staff and County partners. Guardian attended the County's technical assistance visit from HUD in late January and assisted the County with implementing suggestions made by the technical assistance provider. Guardian participated in and provided support to County staff at a meeting with the County's partners on March 24 where we introduced the expansion of the Areas of Greatest Need.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Grantee Activity Number: 02-01A1
Activity Title: Habitat-Acquisition-LI

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase and Rehab

Projected Start Date:

10/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lake-Sumter Habitat for Humanity

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$825,600.00
Total CDBG Program Funds Budgeted	N/A	\$825,600.00
Program Funds Drawdown	\$147,218.85	\$218,572.79
Obligated CDBG DR Funds	\$147,218.85	\$218,572.79
Expended CDBG DR Funds	\$147,218.85	\$218,572.79
Lake-Sumter Habitat for Humanity	\$147,218.85	\$218,572.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat will purchase foreclosed properties to rehab and then resell to income eligible buyers.

Location Description:

Program activities will be implemented in the areas of greatest interest as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

During this reporting period, Habitat has purchased three units and the rehab activity is under way. Habitat has another two units under way to be reported next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/10
# of housing units	0	0	3	0/0	0/0	4/10
# of Households benefitting	1	0	1	2/10	0/0	2/10

Activity Locations

Address	City	State	Zip
251 Frosti Way	Eustis	NA	32726
520 N Glover Street	Eustis	NA	32726
1500 Russell Avenue	Eustis	NA	32726

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 02-01B1
Activity Title: Habitat-Rehab-LI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:

Project Title:

2

Purchase and Rehab

Projected Start Date:

Projected End Date:

10/01/2009

09/30/2010

National Objective:

Responsible Organization:

NSP Only - LH - 25% Set-Aside

Lake-Sumter Habitat for Humanity

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$206,400.00
Total CDBG Program Funds Budgeted	N/A	\$206,400.00
Program Funds Drawdown	\$15,235.57	\$15,235.57
Obligated CDBG DR Funds	\$15,235.57	\$15,235.57
Expended CDBG DR Funds	\$15,235.57	\$15,235.57
Lake-Sumter Habitat for Humanity	\$15,235.57	\$15,235.57
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

Location Description:

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

For this reporting quarter, Habitat completed rehab on two properties (Starbird and Russell) and started rehab on Frosti Way and Glover Street properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/10
# of housing units	0	0	4	0/0	0/0	4/10
# of Households benefitting	2	0	2	2/10	0/0	2/10

Activity Locations

Address	City	State	Zip
520 N. Glover Street	Eustis	NA	32726
1500 Russell Avenue	Eustis	NA	32726
913 Star Bird Street	Eustis	NA	32726
251 Frosti Way	Eustis	NA	32726

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 02-02A1
Activity Title: HIP-Acquisition-LI

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehab

Projected End Date:

09/30/2010

Responsible Organization:

Homes in Partnership

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Homes in Partnership	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homes in Partnership will purchase foreclosed properties to rehab and then resell to income eligible buyers.

Location Description:

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 02-02A2
Activity Title: HIP-Acquisition-MMI

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehab

Projected End Date:

09/30/2010

Responsible Organization:

Homes in Partnership

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,010,236.87
Total CDBG Program Funds Budgeted	N/A	\$1,010,236.87
Program Funds Drawdown	\$589,886.54	\$825,600.00
Obligated CDBG DR Funds	\$589,886.54	\$825,600.00
Expended CDBG DR Funds	\$0.00	\$235,713.46
Homes in Partnership	\$0.00	\$235,713.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homes in Partnership will purchase foreclosed properties to rehab and then resell to income eligible buyers.

Location Description:

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

For this quarter HIP acquired two properties near the end of last quarter with funding drawn from this quarter, purchased another five homes and all rehab work to be completed in April, to be reported next quarter. HIP has buyers lined up for six of the homes with scheduled closings for next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/12
# of housing units	0	0	7	0/0	0/0	10/12
# of Households benefitting	0	0	0	0/0	3/12	3/12

Activity Locations

Address	City	State	Zip
622 Brooke Court	Clermont	NA	34711
1520 Presido Drive	Clermont	NA	34711
3221 White Blossom Lane	Clermont	NA	34711
10325 Cayo Costa Court	Clermont	NA	34711
15833 Switch Cane Street	Clermont	NA	34711
11421 Patrico Loop	Clermont	NA	34711
2221 Mispah Avenue	Leesburg	NA	34748

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 02-02B2
Activity Title: HIP-Rehab-MMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Purchase and Rehab

Projected Start Date:
 10/01/2009

Projected End Date:
 09/30/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Homes in Partnership

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$226,400.00
Total CDBG Program Funds Budgeted	N/A	\$226,400.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Homes in Partnership	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homes in Partnership will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

Location Description:

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

HIP is in the process of rehabbing all ten properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	10	0/0	0/0	10/12
# of housing units	0	0	10	0/0	0/0	10/12
# of Households benefitting	0	0	0	0/0	0/12	0/12

Activity Locations

Address	City	State	Zip
11421 Patrico Loop	Clermont	NA	34711
10325 Cayo Costa Court	Clermont	NA	34711
15833 Switch Cane Street	Clermont	NA	34711
11800 Caruso Drive	Clermont	NA	34711
1520 Presido Drive	Clermont	NA	34711

3221 White Blossom Lane	Clermont	NA	34711
11548 Crescent Pines Blvd	Clermont	NA	34711
10710 Cedar Forest Drive	Clermont	NA	34711
622 Brooke Court	Clermont	NA	34711
2221 Mispah Avenue	Leesburg	NA	34748

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 02-05A
Activity Title: NewBeginnings-Acquisition-MMI

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehab

Projected End Date:

09/30/2010

Responsible Organization:

New Beginnings

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$75,000.00	\$75,000.00
Obligated CDBG DR Funds	\$75,000.00	\$75,000.00
Expended CDBG DR Funds	\$75,000.00	\$75,000.00
New Beginnings	\$75,000.00	\$75,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New Beginnings will purchase a foreclosed property to rehab and then use as supportive housing for the clients that participate in their various programs.

Location Description:

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

Activity Progress Narrative:

For this quarter New Beginnings purchased one home and rehab is under way and expected to be complete in April.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
743 Oak Drive	Clermont	NA	34711

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

743 Oak Drive

Clermont

NA

34711

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
